

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: June 9, 2005

ITEM NO. 7

CASE NUMBER/ PROJECT NAME	12-DR-2005 104th and Bell; Community Park and Building		
LOCATION	Thompson Peak Parkway & Bell Road		
REQUEST	Request approval of a site plan and elevations for the community park and buildings for 104 th Street/Bell Road Master Planned Community (Windgate Ranch).		
OWNER	Toll Brothers 480-595-1945	ENGINEER	Gilbertson & Associates 480-607-2244
ARCHITECT/ DESIGNER	Douglas Fredrikson Architects 602-277-1625	APPLICANT/ COORDINATOR	Rich Schoonmaker Toll Brothers 480-595-1945
BACKGROUND	<p>Zoning/History.</p> <p>In May 2004, the Development Review Board approved the preliminary subdivision plat for the master planned community at 104th Street and Bell Road (Windgate Ranch; Case 9-PP-2004). In March 2004, the Development Review Board approved the Master Environmental Design Concept Plan (MEDCP; Case 1-MP-2004). Also in 2004, the City entered into a Development Agreement to resolve development issues and issues related to the City's acquisition of 383 acres for the McDowell-Sonoran Preserve (DA# 2004-026-COS, amended).</p> <p>In 1991, this 780-acre property was rezoned as part of a master planned community with residential zoning as follows: R1-35 ESL, R1-18 ESL, R1-10 ESL, R1-7 ESL, R1-5 ESL (single-family residential districts in the ESL overlay). (Case 24-Z-1991)</p> <p>Context.</p> <p>The 10-acre private community center complex is located within the Windgate Ranch master planned community at the base of the McDowell Mountains. The site will have access from an internal private loop road, which will connect to Thompson Peak Parkway. The site will be surrounded by single-family homes, and has relatively constant slopes that are predominately in the 2%-5% range.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none">• North: Future single-family lots, zoned R1-7 ESL• South: Future single-family lots, zoned R1-7 ESL• East: Future single-family lots, zoned R1-7 ESL• West: Future single-family lots, zoned R1-7 ESL		

APPLICANT'S
PROPOSAL**Applicant's Request.**

This is a request for approval of the site plan and elevations for the community park and building complex at the Windgate Ranch master planned community. Access to the site will be from an internal private loop road that connects with Thompson Peak Parkway. The complex includes a loop road entry gatehouse at Thompson Peak Parkway, with the loop road bisecting the community park. The proposed community center buildings will surround an internal courtyard having landscaping, pools, and other recreation amenities. An event lawn, play areas, basketball court, and ramadas will also be provided.

Development Information:

- Existing Use: Vacant
- Proposed Use: Community Park and Building
- Parcel Size: 10+/- acres
- Building Size: 10,000 +/- square feet
- Building Height Allowed/Proposed: 30 feet allowed
20-24 feet proposed
- Parking Required/Provided: 117 spaces required, 117 spaces proposed
- Open Space Required/Provided: None required, 9 acres provided

DISCUSSION

The location and general configuration of the community park, as well as the Hacienda architectural style of the buildings, conforms to the approved Master Environmental Design Concept Plan (MEDCP; Case 1-MP-2004). All buildings will share the common architectural style and materials, which include dark tan stucco, wood beams, concrete tiles, and metal accents. Surrounding walls will have dark tan stucco with stone columns, and retaining walls will be constructed with brown slump block.

The entry gatehouse serves as the arrival to the community, and will be 24-feet tall with decorative paving and landscaping. The private loop road splits the community center complex into a passive north side and active south side. Decorative paving entry features are provided on each side. The 24-foot tall (one-story) building will have multi-purpose rooms, a kitchen, a conference room, and offices. To the west will be parking, an event lawn, play areas, and basketball court. The parking will be provided on the east side of the site. Landscaped setbacks will be provided along Union Hills Drive, and surrounding the development. Strong pedestrian access will be provided throughout.

Over 9 acres of open space will be provided around the property, in the event lawn, and within the activity areas. The outdoor event lawn and activity areas will be buffered from the planned residential lots to the south by surrounding streets. Landscaping includes a variety of indigenous desert plant materials. Exterior building-mounted lights will be no taller than 16 feet in height, and all fixtures are required to be full cut-off fixtures and directed downward.

STAFF
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

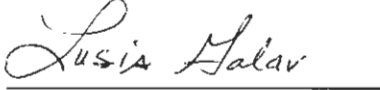
STAFF CONTACT(S)

Tim Curtis
Project Coordination Manager
Phone: 480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY



Tim Curtis
Report Author



Lusia Galav, AICP
Development Planning Manager
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
7. Wall Plan
8. Site Walls & Entry
9. Pedestrian Connection Plan
10. Community Park per Master Environmental Design Concept Plan
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

104th and Bell
Community Park Narrative

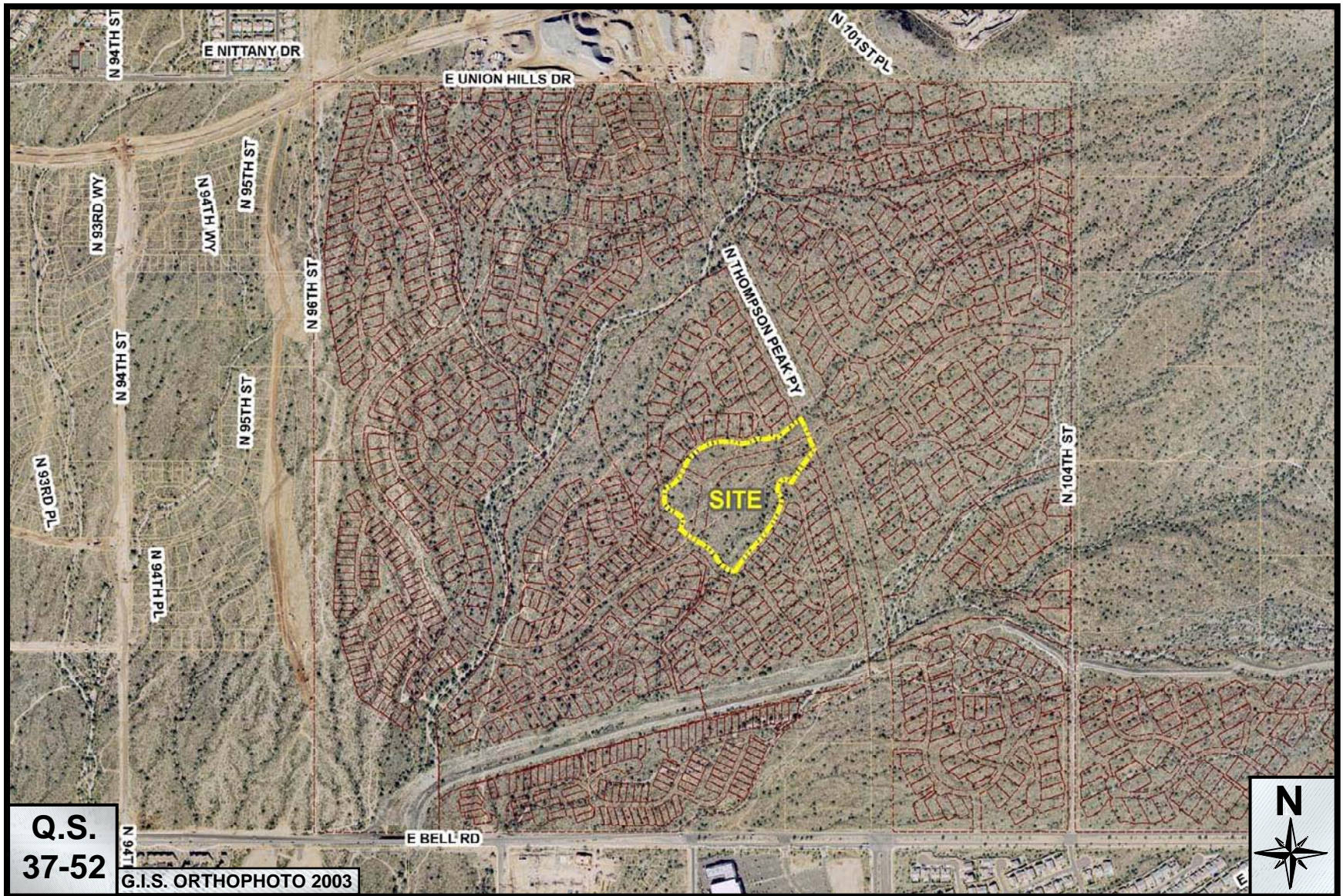
The Main Park and Community Center at 104th and Bell exemplifies the unique character of the community and the exceptional quality of life that residents will enjoy within their community. The Community Center, comprised of multiple buildings, connected by covered walkways and patios, will feel like a hacienda that has been there for decades. Within the courtyards and patios will be pools and sun decks, which will provide a great escape during the hot summer months. The Community Center will also have a luxurious resort atmosphere, featuring a Men's and Women's Club, designed for gatherings, parties, or get together's for major sporting or life events. There will also be an area for the communities younger residents, designed with activities and entertainment features catering to both children and teens. The multiple pools will provide a variety of activities- an adult resort-style pool for lounging and socializing, a lap pool for exercising, and a family pool, which includes an interactive water feature. The Community Center will also feature multiple levels of grass courtyards, a large outdoor covered living room, and areas for picnicking or large group gatherings. The Community Center will be able to accommodate numerous groups or gatherings at any given time.

The Architectural style of the Community Center is consistent with the overall style of the community. The buildings have been designed in the style of the Southwestern Hacienda, emphasizing massing with multiple structures connected by covered walkways and patios. The site gently falls from east to west, giving opportunity to step the Community Center with the natural slope and providing visual distinction between areas of different activity. Plantings are formal with turf being used in active areas. Trees will provide shade and line the major walkways. A desert succulent garden will also be part of the Community Center, featuring plants that are native to the Sonoran Desert. All vegetation will be chosen with water conservation in mind.

The Park and Community Center are private, intended for use by residents of 104th and Bell, and their guests. The Park and Community Center are located on the interior of the community, along the main loop road. The Park fronts both sides of the road, providing a welcoming abundance of open space to homeowners and visitors alike, as they make their way through the community. The Park will feature a special events lawn, suitable for picnicking, neighborhood functions, or just open play space. There will also be tot lots and play structures for children, and a basketball court. North of the main loop road will contain two large open play spaces with turf. Scattered throughout the Park on both sides of the main loop road will be small ramadas and larger group ramadas. The ramadas will provide areas for picnics, barbeques, group gatherings, and shade.

Access to the Park and Community Center will be both pedestrian and vehicular. There are two vehicular access points to the Community Center, with additional parking available north of the loop road adjacent to the Park. There will be multiple points of pedestrian access to the Community Center, and the Park will be able to be accessed on all sides by people walking to the Park.

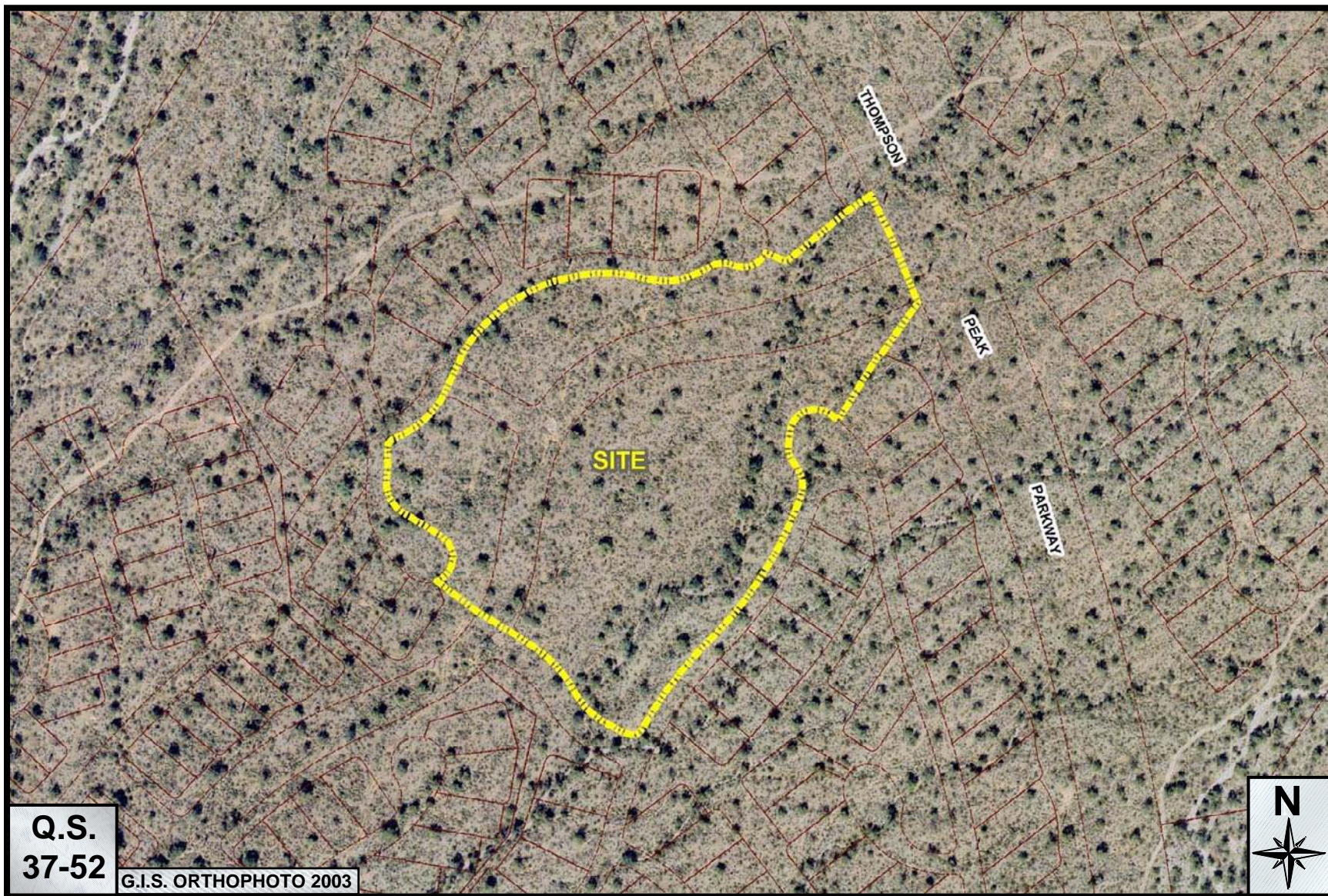
The Park and Community Center at 104th and Bell will serve as the main focus of the community and provide a gathering place for residents. The resort like atmosphere, and luxurious yet relaxed settings will attract residents of all ages, and provide an abundance of recreational activities. This one of a kind amenity will help further the goal of 104th and Bell to be the finest community in Scottsdale, and a truly unique place to live.



104th and Bell
Community Park and Building

12-DR-2005

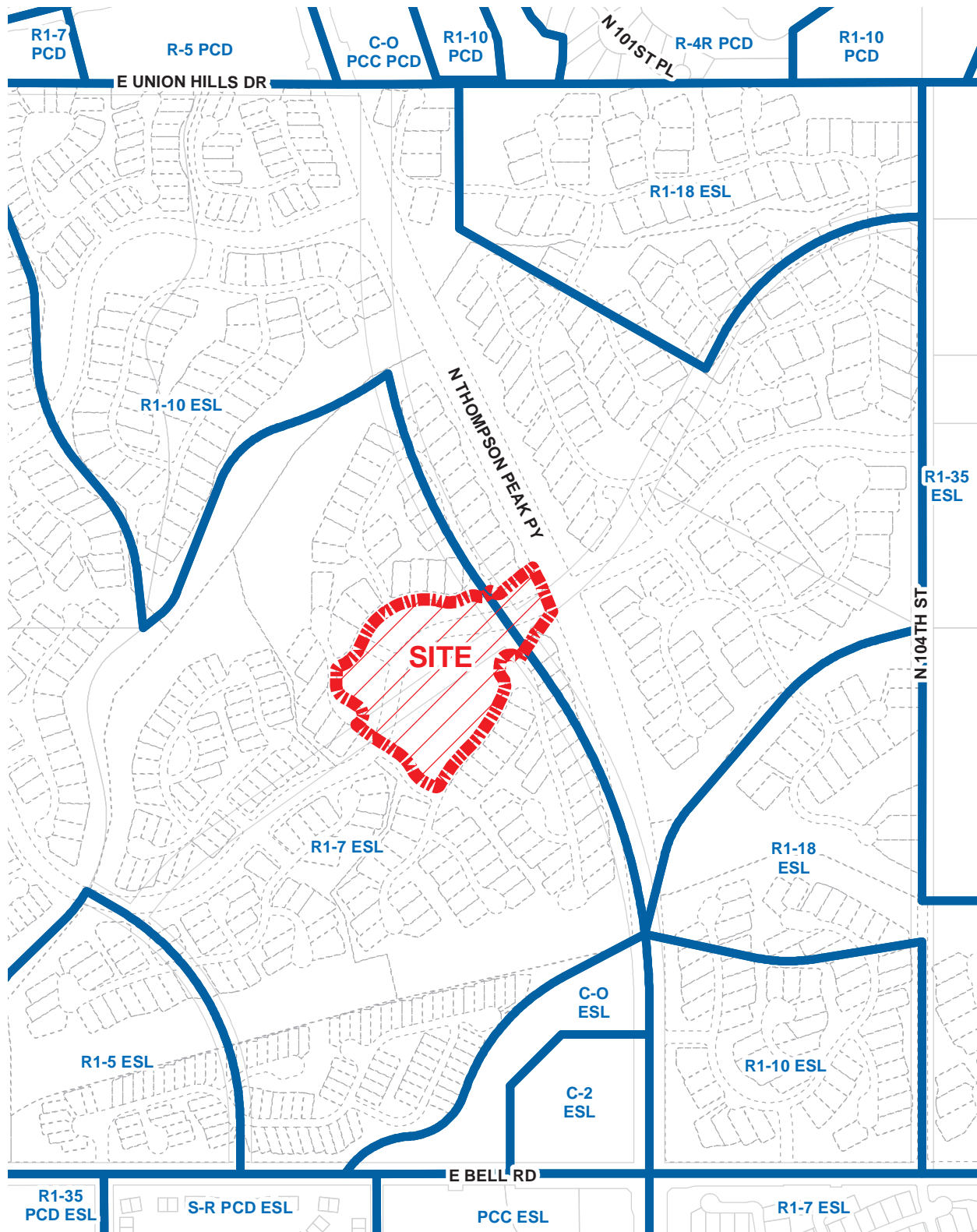
ATTACHMENT #2



104th and Bell
Community Park and Building

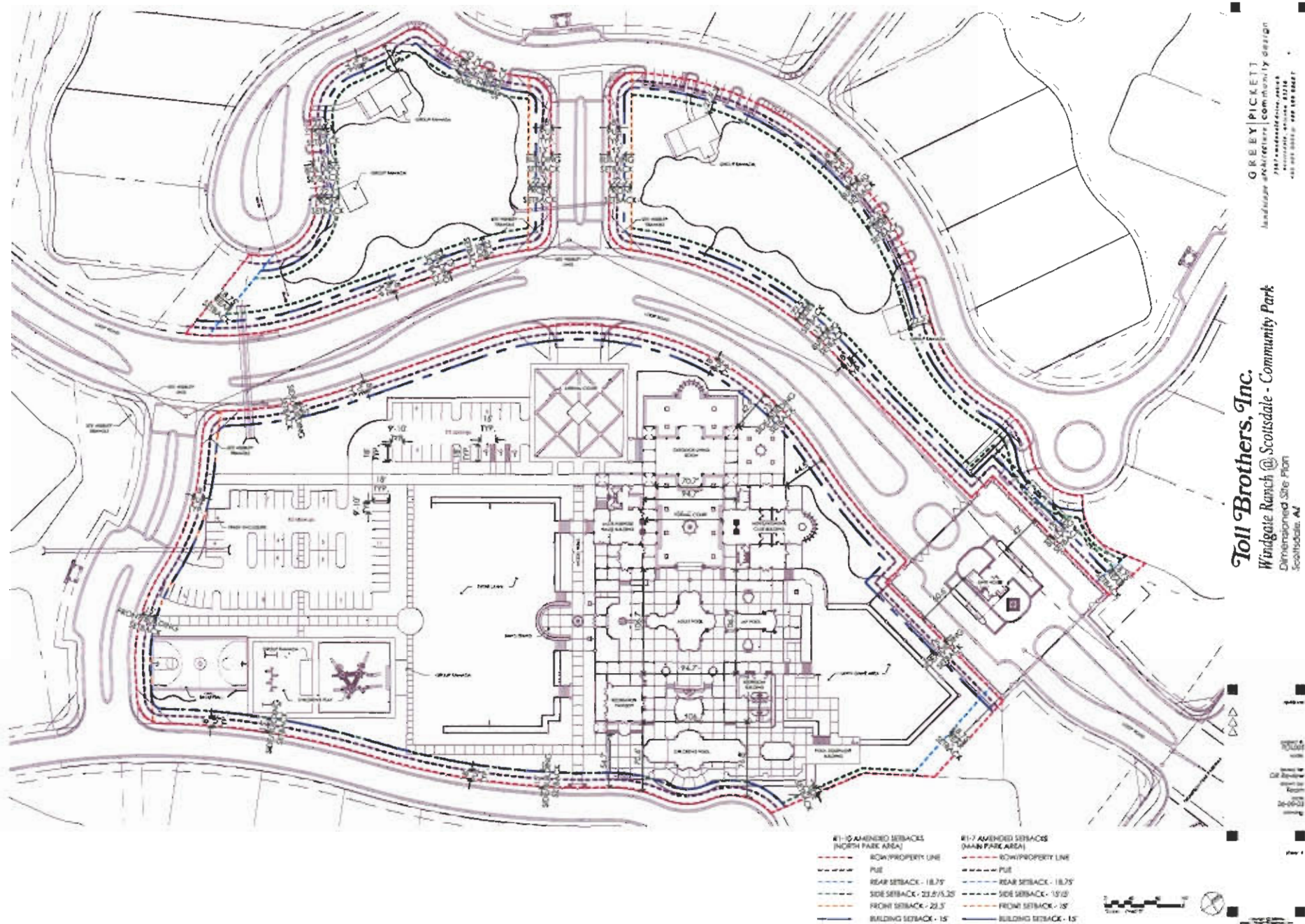
12-DR-2005

ATTACHMENT #2A



12-DR-2005

ATTACHMENT #3



12-DR-2005
REV: 04/19/05

[illegible][illegible]

Toll Brothers, Inc.
Wingate Ranch @ Scottsdale - Community Park
Overall Planting
Scottsdale, AZ



NORTHWEST



SOUTHEAST



NORTHEAST



SOUTHWEST



NORTHWEST



SOUTHEAST



NORTHEAST



SOUTHWEST

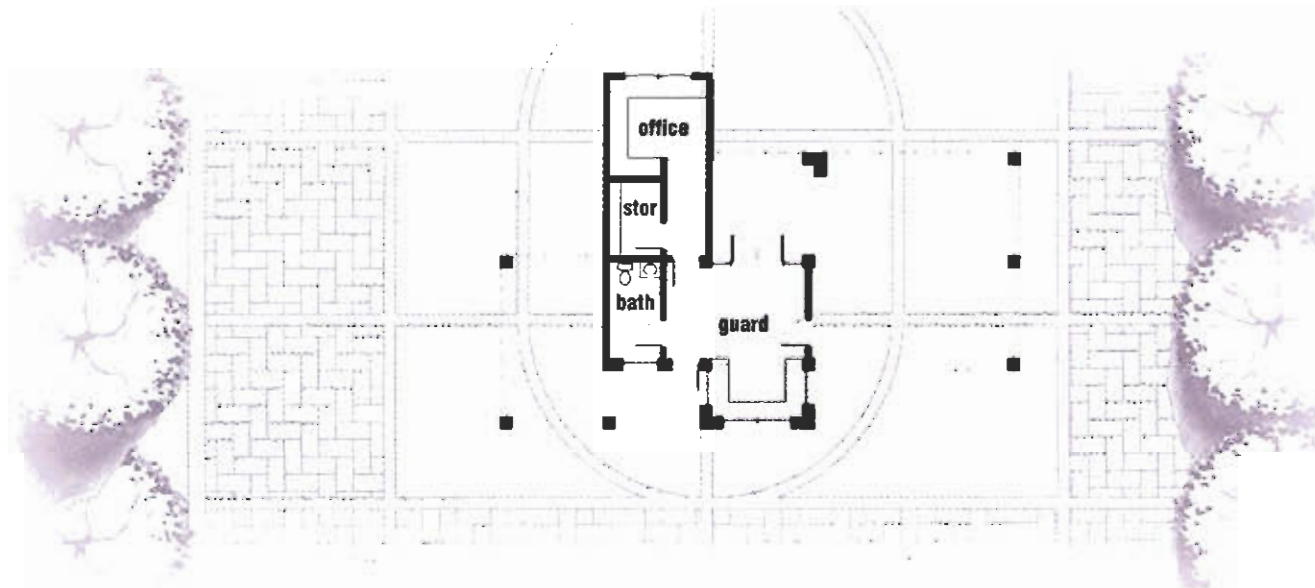
WINDGATE RANCH at SCOTTSDALE

COURTYARD ELEVATIONS



Douglas Friedman Architects
100 West Valley Parkway, Suite 200
Phoenix, Arizona 85001
480.944.1111

12-DR-2005
REV: 04/19/05



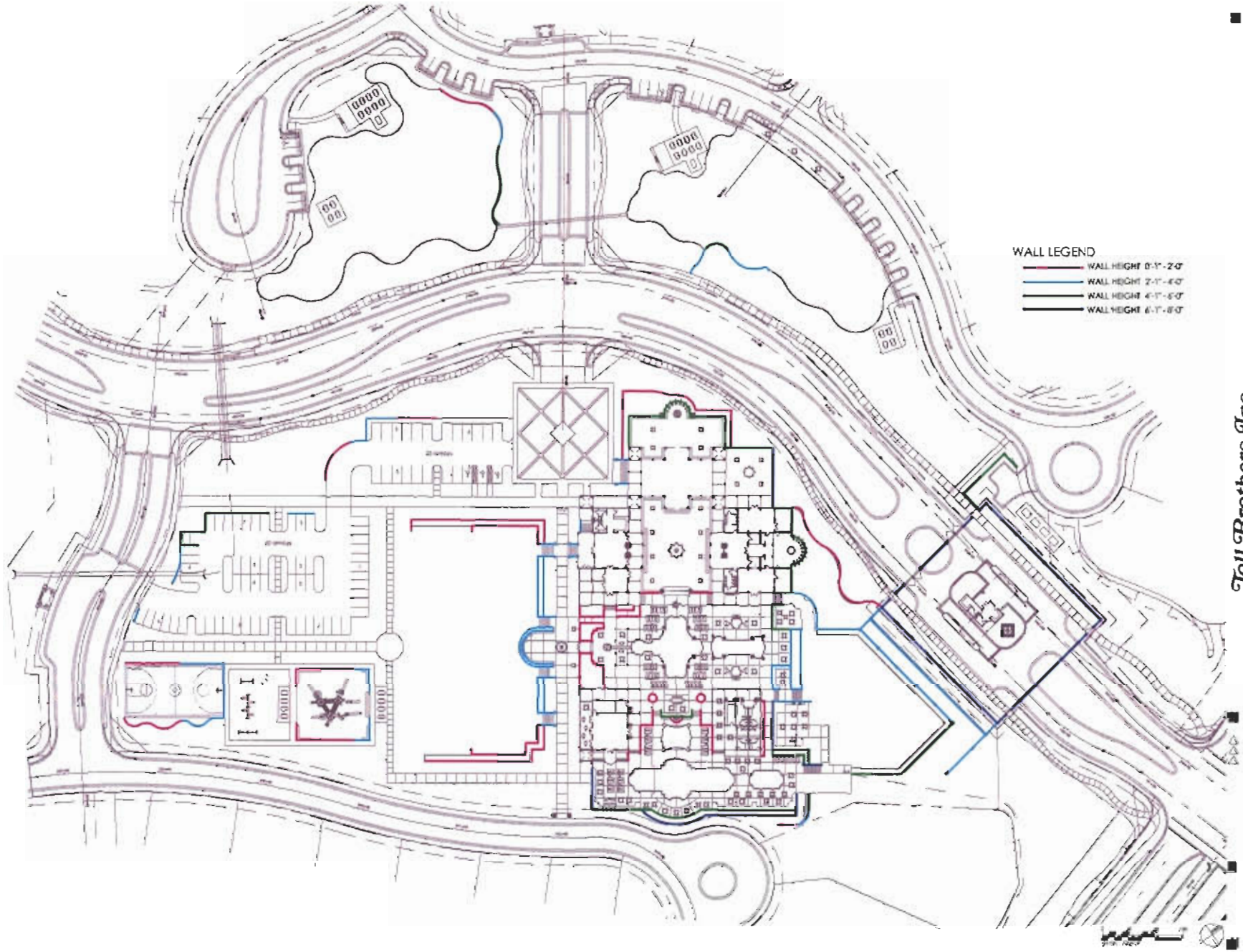
GATEHOUSE
570 S.E.



WINDGATE RANCH at SCOTTSDALE

Toll Brothers

12-DR-2005
REV: 04/19/05



12-DR-2005
REV: 04/19/05

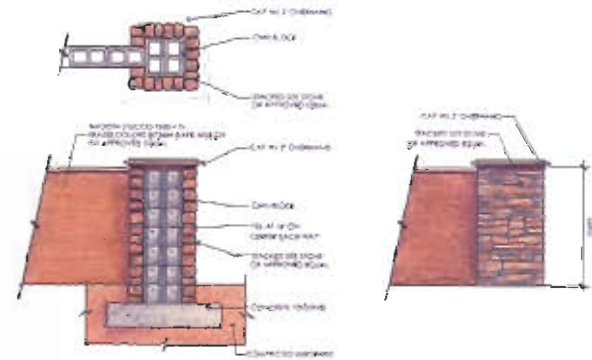
Toll Brothers, Inc.
Windgate Ranch @ Scottsdale - Community Park
Wall Plan
Scottsdale, AZ

GREY PIRETTI
landscape architecture community design
1000 North Central Avenue, Suite 200
Scottsdale, Arizona 85212
+1 480 950 1000 or +1 480 950 1000



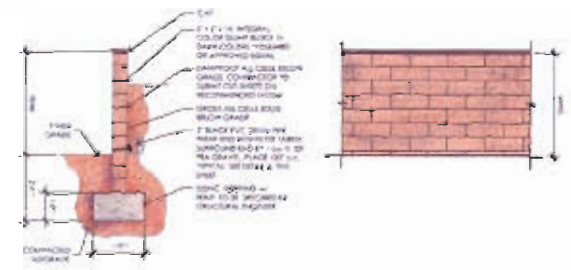
Site Section 'D'

scale 1" = 10'-0"



Typical Stucco Wall and Stone Column

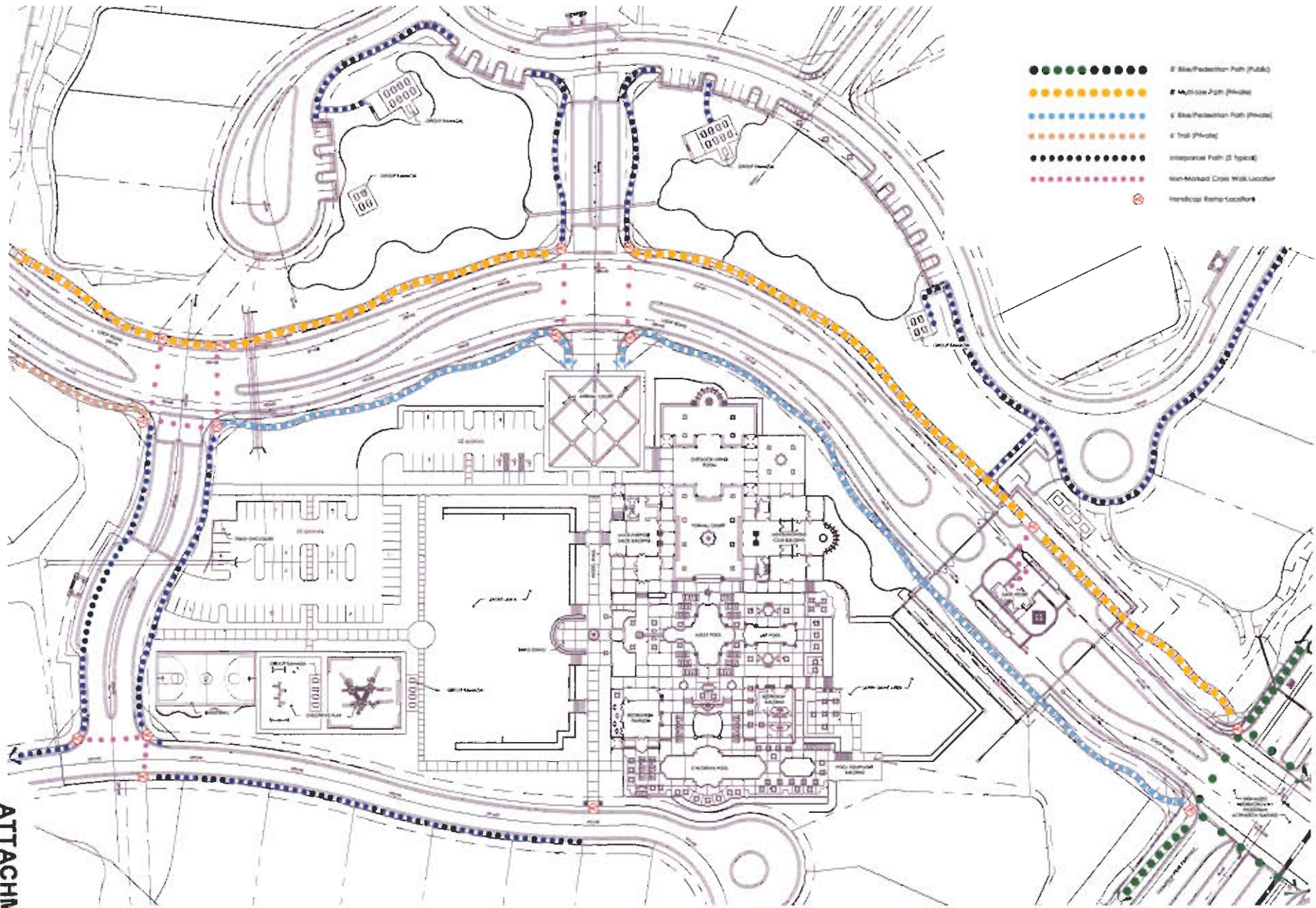
scale 1/2" = 1'-0"



Typical Retaining Wall

scale 1/2" = 1'-0"

12-DR-2005
REV: 04/19/05



- 8' Blue/Pedestrian Path (Public)
- 8' Multi-Use Path (Private)
- 5' Blue/Pedestrian Path (Private)
- 4' Trail (Private)
- Interceptor Path (5' Typical)
- Non-Marked Cross Walk Location
- Handicap Ramp Location

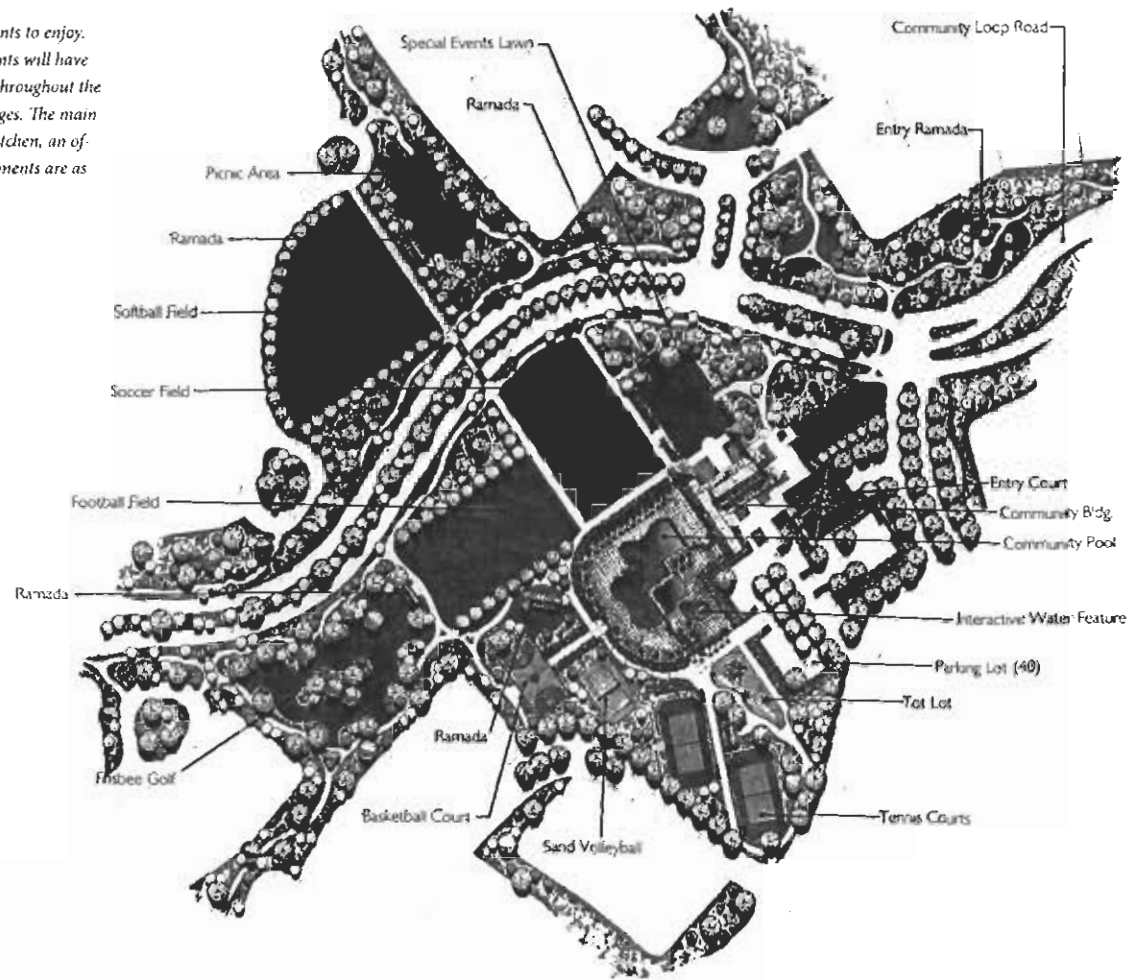
12-DR-2005
REV: 04/19/05

Main Community Park

Within the 104th & Bell community, there will be neighborhood parks for residents to enjoy. The community will also feature two larger parks that only 104th & Bell residents will have access to. All parks will be readily accessible via the network of paths and trails throughout the community. These parks will feature active recreational spaces for people of all ages. The main community park contains a community building providing restrooms, a small kitchen, an office, and a large multi-purpose room. Some of the proposed active recreation elements are as follows...

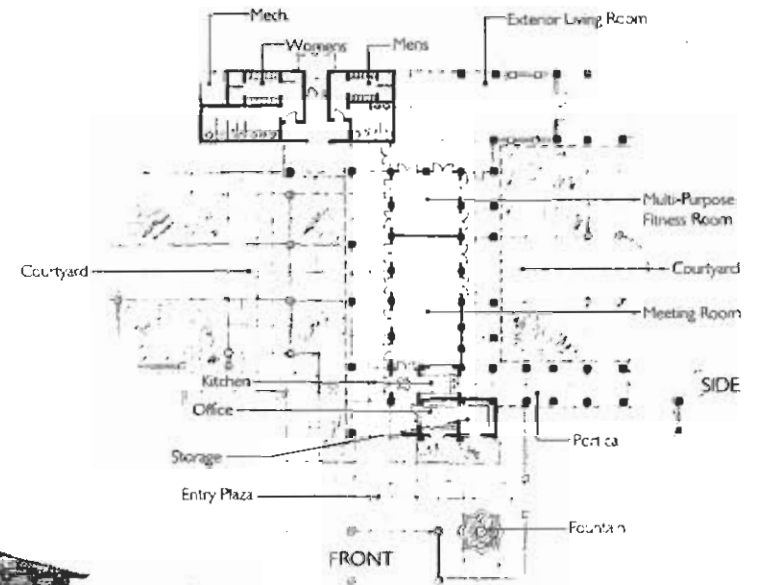
Basketball	Picnic Area
Tennis	Special Events Lawn
Community Swimming Pool	Open Play Areas
Sand Volleyball	Passive Play Areas
Bocce	Soccer/Football
Children's Tot Lot	Frisbee Golf
Interactive Water Feature	Softball
Ramadas	BBQ Grills/Fire Pit

* Note: Lighting of athletic fields will be limited to tennis courts only.



Community Building

The Community Center is a Hacienda style building with numerous courtyards leading to major exterior amenities. The facility is actually two buildings joined by covered walkways. One building contains a common Meeting Room with a Catering Kitchen, Multi-Purpose Room and Administrative Office. The other building contains restrooms and Lockers for the adjacent Pool Complex and Recreational Amenities. The two structures are joined by a large covered exterior Living Room.



BUILDING FLOOR PLAN

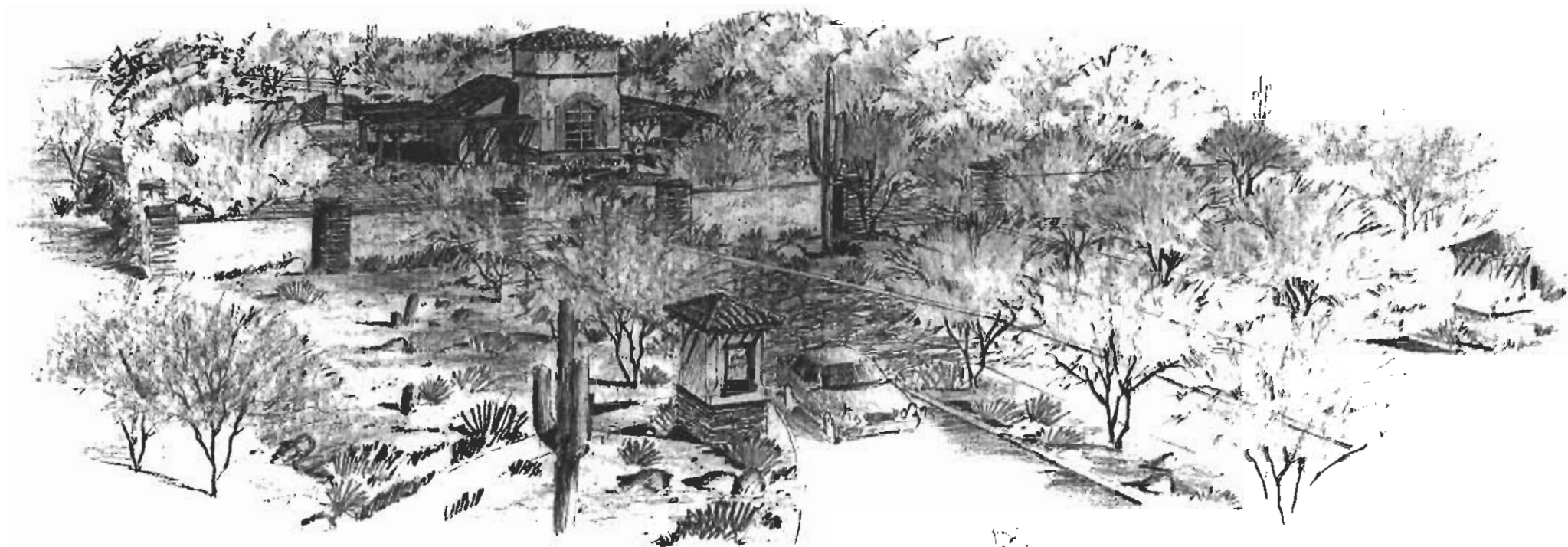


COMMUNITY BUILDING SIDE ELEVATION



COMMUNITY BUILDING FRONT ELEVATION

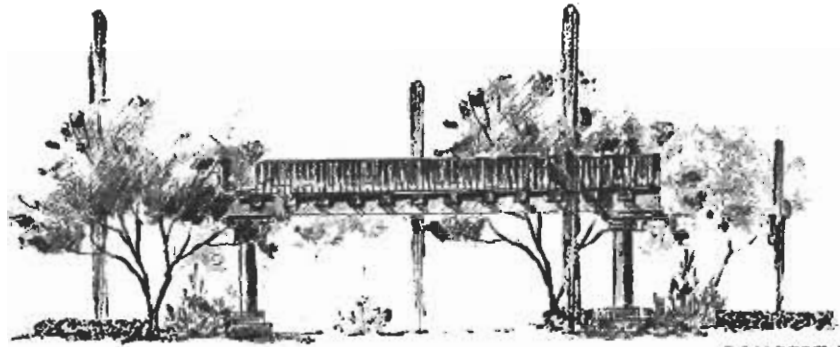
Community Entry



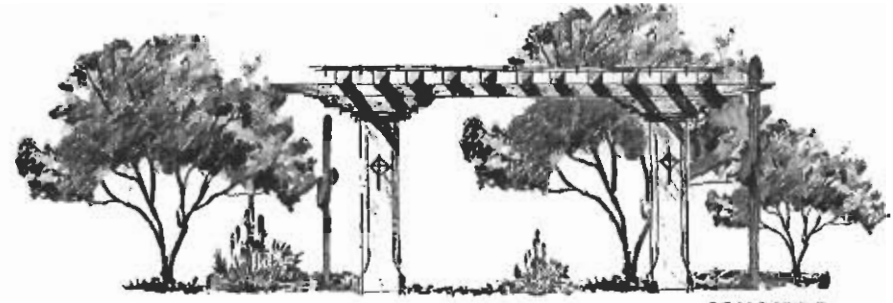
104th & Bell

12-DR-2005
2/8/2005

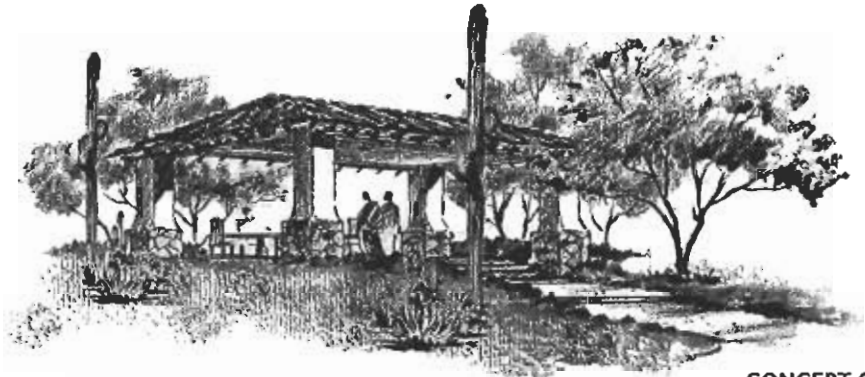
Ramadas



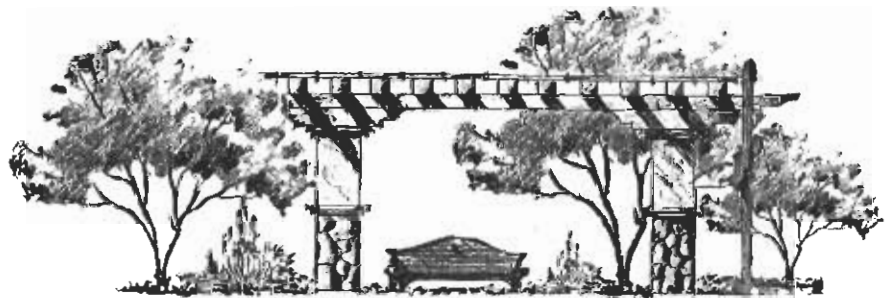
CONCEPT A



CONCEPT B



CONCEPT C



CONCEPT D

104th & Bell

12-DR-2005
2/8/2005

COMMUNITY PARK
for Toll Brothers, Inc
104th & Bell Road
Scottsdale, Arizona

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
AS SHOWN

- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☒ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☒ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☐ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☒ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
- ☒ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.
A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☐ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☒ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Lt & Ord Haz SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**
- ☒ **G. !3'-6" Vertical clearance required on all access routes**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: 104th and Bell; Community Park and Building Case 12-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Douglas Fredrikson Architects with a city receipt date of 4/19/2005.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the Dimensioned site plan submitted by Greey/Pickett with a city receipt date of 4/19/2005.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Greey/Pickett with a city receipt date of 6/02/2005.
 - d. The location and configuration of all pedestrian connections shall be shown on the site plan to be consistent with the Pedestrian Connections plan submitted by Greey/Pickett with a city receipt date of 4/19/2005.
 - e. Wall heights shall be consistent with the Wall Plan submitted by Greey/Pickett with a city receipt date of 4/19/2005.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All walls shall match the architectural color, materials and finish of the building(s) or as approved under 1-MP-2004.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. Any exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the buildings on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.

Ordinance

- A. The colors of paint shall not exceed a light reflective value of thirty five percent (35%).

SITE DESIGN:**DRB Stipulations**

9. Parking adjacent to the west property line shall be set back a minimum of twenty five (25) feet from the face of curb.
10. The developer shall provide an accessible route from the Loop Road right-of-way to the main building.
11. An accessible route shall be provided from the accessible parking stalls to the building's main entry.

Ordinance

- B. All signs require a separate review and approval.

LANDSCAPE DESIGN:**DRB Stipulations**

12. Upon removal of the salvageable native plants the salvage contractor shall submit a completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
13. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

Ordinance

- C. Fifty percent of trees shall be mature, as defined in Article III of the Zoning Ordinance. Indicate both the compliant caliper and industry standard box size for that caliper in the plant palette (Section 10.501.B, Zoning Ordinance). Mature trees shall include any trees that are being relocated from the nursery or on-site.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

14. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except landscape lighting.
15. All HID lamp sources shall be High Pressure Sodium except sport court lighting.
16. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 16 feet.
17. All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.
18. No lighting shall be permitted in dedicated NAOS easements, and Vista Corridor easements.
19. Incorporate into the project's design, the following:

Parking Lot and Site Lighting excluding the guardhouse and park ramada's:

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 1.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 6 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.

Guardhouse and Park Ramada's lighting:

- d. The maintained average horizontal illuminance level, at grade under the canopy, shall not exceed 2.5 foot-candles. The maintained maximum horizontal illuminance level, at grade under the canopy, shall not exceed 5 foot-candles.
- e. Light fixtures under canopy shall be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface of the canopy.
- f. Lights shall not be mounted on the top or sides of the canopy.
- g. The sides or fascias of the canopy shall not be illuminated.

Building Mounted Lighting:

- h. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.

Landscape Lighting:

- i. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- j. Landscaping lighting shall only be utilized to accent plant material.
- k. All landscape lighting directed upward, shall be aimed away from property line.
- l. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.

Ordinance

- D. The halogen incandescent source of landscape lighting lamp shall not exceed 25 watts in accordance with the Zoning Interpretation for the "Visibility of exterior lighting in the ESL district".
- E. The incandescent source lamp source for the exterior decorative lamp fixture shall not exceed 50 watts in accordance with the Zoning Interpretation for the "Visibility of exterior lighting in the ESL district".
- F. The individual luminaire lamp shall not exceed 250 watts.
- G. If the developer / owner chooses to illuminate the sports courts, the applicant shall apply for a Use Permit.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

- 20. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

- 21. No exterior vending or display shall be allowed.
- 22. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 23. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:

Ordinance

- H. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 24-Z-1991 and Development Agreement No. 2004-026-COS. and 1-MP-2004, 9-PP-2004.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

24. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
- a. Zoning Case 24-DR-1991 as clarified under the Development Agreement between the City of Scottsdale, Toll Brothers, Inc, and the Arizona State Land Department (DA# 2004-026-COS) As approved in March 2004 and amended in May 2004.
 - b. The 104th & Bell Circulation Master Plan; prepared by Kirkham Michael & Associates, Inc., approved as noted on March 11, 2004.
 - c. Water Master Plan for 104th & Bell; prepared by Gilbertson Associates, accepted October 28, 2003.
 - d. Wastewater Master Plan for 104th & Bell; prepared by Gilbertson Associates, accepted October 28, 2003.
 - e. Preliminary Design Report, Basis of Design for Reata Drainage Corridor Between Union Hills Drive and Bell Road; prepared by Wood, Patel & Associates, Inc., jointly for DMB and Toll Brothers, dated August 27, 2003.
 - f. Drainage Plan 104th & Bell; prepared by Argus Consulting, dated March 31, 2004.
 - g. 104th & Bell Master Drainage Plan; prepared by Argus Consulting, approved as noted on March 8, 2004.
 - h. 104th & Bell Water System Basis of Design Report; prepared by Gilbertson Associates, dated 3/31/2004.
 - i. 104th & Bell Wastewater System Basis of Design Report; prepared by Gilbertson Associates, dated 4/1/2004.
 - j. Drainage Study for DC Ranch Planning Units I, III, V, & VI, Union Hills Drive Infrastructure from Loop Road to Thompson Peak Parkway (CFD); prepared by Wood, Patel & Associates, Inc., accepted 11/25/2003.
 - k. The preliminary plat submitted by Gilbertson Associates, Inc., dated April 9, 2004, and revised on May 14, 2004.
 - l. The Amended Development Standards submitted by Toll Brothers, Inc., dated April 26, 2004.
 - m. The Cut and Fill exhibit submitted by Gilbertson Associates, Inc., dated April 22, 2004, and revised on May 14, 2004.
 - n. Drainage Report for "Community Park" 104th & Bell; prepared by Argus Consulting, dated by the City February 8, 2005.

CIVIL IMPROVEMENT PLAN REQUIREMENTS:

DRB Stipulations

25. GRADING AND DRAINAGE PLAN. A site-specific grading and drainage plan shall be submitted to the Project Quality/Compliance Division. The grading and drainage plan shall include, but not be limited to, the following:

- a. Benchmark datum shall be based on North American Datum of 1988.
- b. Show all easements.
- c. Contours, or sufficient spot elevations, shall be shown beyond the limits of construction as required to sufficiently reflect the impact of development on the abutting improvements and or rights of way.
- d. Show all drainage facilities including, but not limited to, point(s) of roof out-fall, channels, culverts, storm-drain pipes, curb openings, weep holes, and valley gutters.
- e. Show Q(100.6) at culvert inlets and at storm water entrance/exit points of the parcel boundaries.
- f. Show the limits of inundation for all washes having a flow rate of 50 cfs or more using the peak runoff from the 100-year, 6-hour storm event.
- g. Show top of curb elevations at grade breaks and at intersection corners.
- h. Show all walls, such as perimeter, screening and retaining walls.
- i. Clearly show the limits of proposed construction.

26. **UTILITY CONFLICT COORDINATION.** Before improvement plan approval by the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (Not required for city-owned utilities) from every affected utility company.

Ordinance

- I. The developer shall provide the following dedications to the City of Scottsdale:
 - o. 1. Trail Easements:
 - a. In conceptual conformance with the MEDCP, case 1-MP-2004, as stipulated.
 - p. 2. Sight Distance Easements:
 - a. Sight distance easements shall be dedicated over sight distance triangles.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999 or most current edition.
 - q. 3. Vehicular Non-Access Easements:
 - a. A 1-foot wide vehicular non-access easement along the property frontages except at the approved driveway and street locations.
 - r. 4. Public Utility Easements:
 - a. An 8-foot wide public utility easement shall be dedicated along each side of internal streets and Thompson Peak Parkway, Union Hills Drive, and Bell Road. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.
 - s. 5. Drainage Easements:
 - a. The Drainage Easements shall be provided per the applicable drainage plans and/or reports.
 - t. 6. Water and Sewerline Easements:
 - a. The Water and Sewerline Easements shall be provided per the applicable water and wastewater plans and/or reports.
 - u. 7. Emergency and Service Vehicle Access Easements:
 - a. The Emergency and Service Vehicle Access Easements shall be provided per applicable fire codes and Circulation Master Plan.

DRAINAGE AND FLOOD CONTROL:**DRB Stipulations**

27. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
28. Demonstrate consistency with the approved master drainage plan and report referenced above.
 - a. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
29. Basin Configuration:
 - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
 - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
30. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- J. Prior to submittal of the final improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a Stormwater Storage Waiver for this development for review and subject to City staff approval. A copy of the approved Stormwater Storage Waiver shall be included in the final drainage report and plan.
- K. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
 - (1) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- L. Underground Stormwater Storage:
 - (2) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (3) Drywells are not permitted.
- M. Street Crossings:
 - (4) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

DRB Stipulations

31. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
32. Driveway locations, medians, etc. shall be designed and constructed in general conformance with the approved Master Circulation Plan and the site plan.

33. Additional Stipulations as project demands.

Ordinance

- N. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:

34. Site plan shall include bicycle parking near building entrances and other amenities throughout the site.

DRB Stipulations

35. The developer shall provide a minimum parking-aisle width of 24 feet.
36. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- O. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

DRB Stipulations

37. Sight distance easements shall be dedicated over sight distance triangles.
- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
38. Indemnity Agreements:
- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

P. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

Q. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:

DRB Stipulations

39. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard details 2146-1 & 2146-2 for single enclosures, 2147-1 & 2147-2 for double enclosures.
40. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

- R. Refuse enclosures are required as follows:
 - (1) Restaurants: One per restaurant
 - (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
 - (3) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.
- S. Underground vault-type containers are not allowed.
- T. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- U. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

- 41. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
- 42. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:

DRB Stipulations

- 43. Basis of Design Report (Water):
 - a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- V. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

44. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
45. On-site sanitary sewer shall be privately owned and maintained.
46. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- W. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- X. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

BRIDGES:**DRB Stipulations**

47. Bridges:
 - a. All drainage crossings, including any configuration of box culverts or pipes that span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by City staff.
 - b. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit two (2) separate copies of the improvement plans, subject to City staff approval, for structural review.

CONSTRUCTION REQUIREMENTS**DRB Stipulations**

48. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- Y. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]